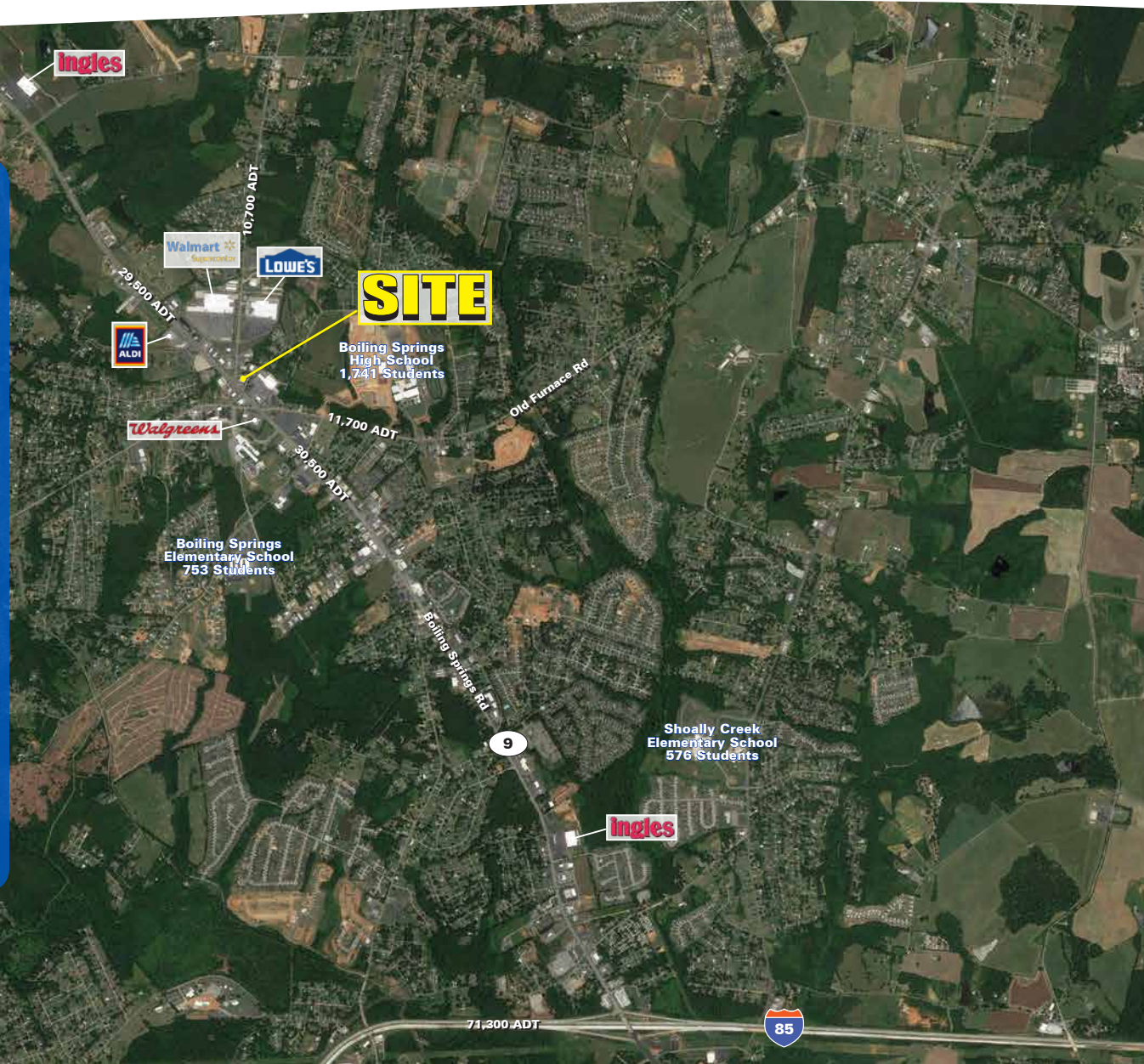


Up To 9,000 SF Available

- Proposed retail development at the corner of Boiling Springs Rd & Rainbow Lake Rd
- Multiple points of ingress/egress with excellent visibility to Boiling Springs Rd (29,500 ADT)
- Nearby retailers & restaurants include Lowe's, Walmart, Ingles, Aldi, Chick-fil-A, Starbucks etc.
- 65 parking spaces (7.5 per 1,000 SF)

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,464	29,201	55,117
Med HH Income	\$71,442	\$61,463	\$55,118

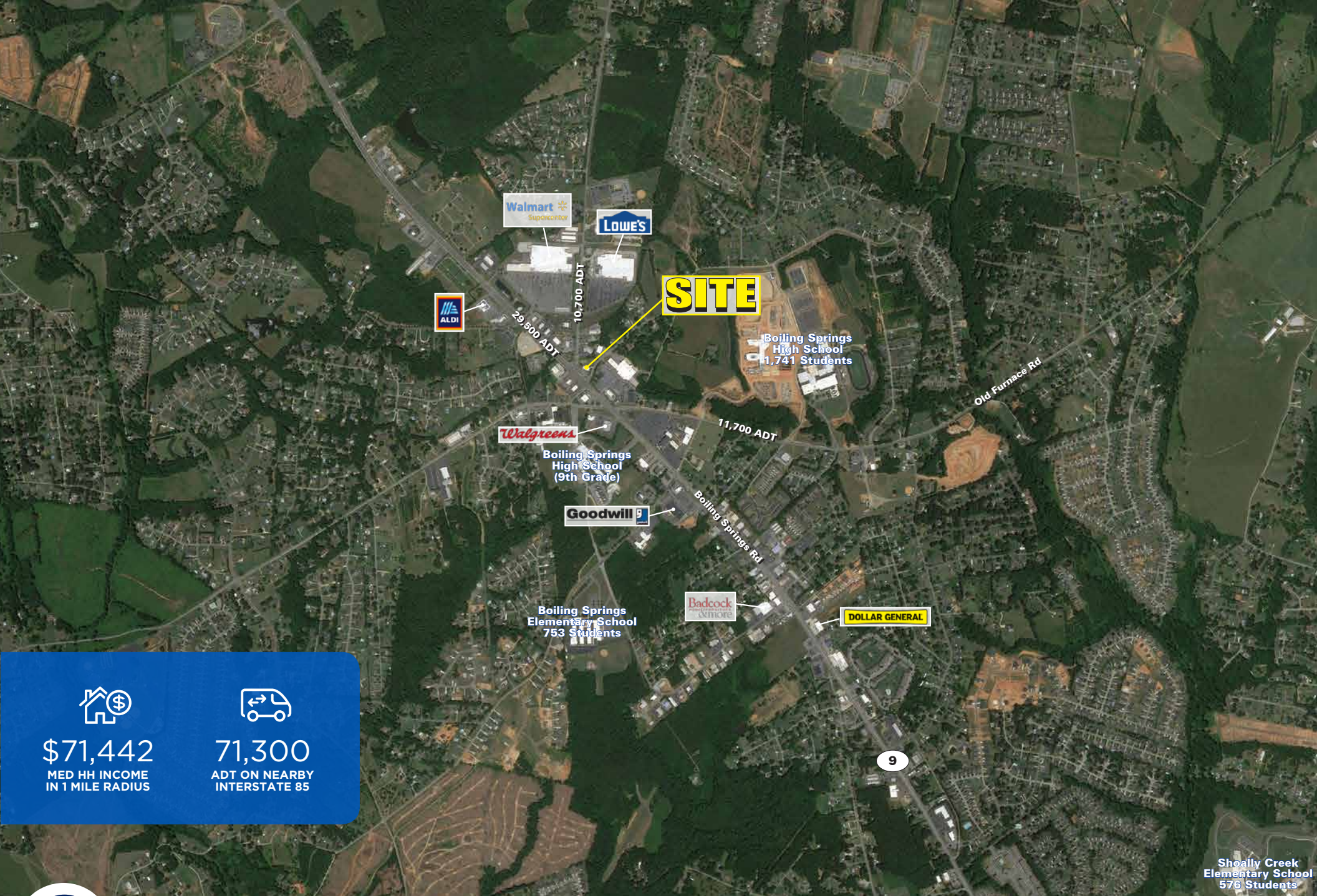



Dan Mullin


704.697.1904
dmullin@atlanticretail.com

Micah Groeber

704.697.1902
mgroeber@atlanticretail.com




\$71,442
 MED HH INCOME
 IN 1 MILE RADIUS


71,300
 ADT ON NEARBY
 INTERSTATE 85



BOILING SPRINGS, SC
3810 Boiling Springs Road

MARKET AERIAL

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Shoally Creek
 Elementary School
 576 Students



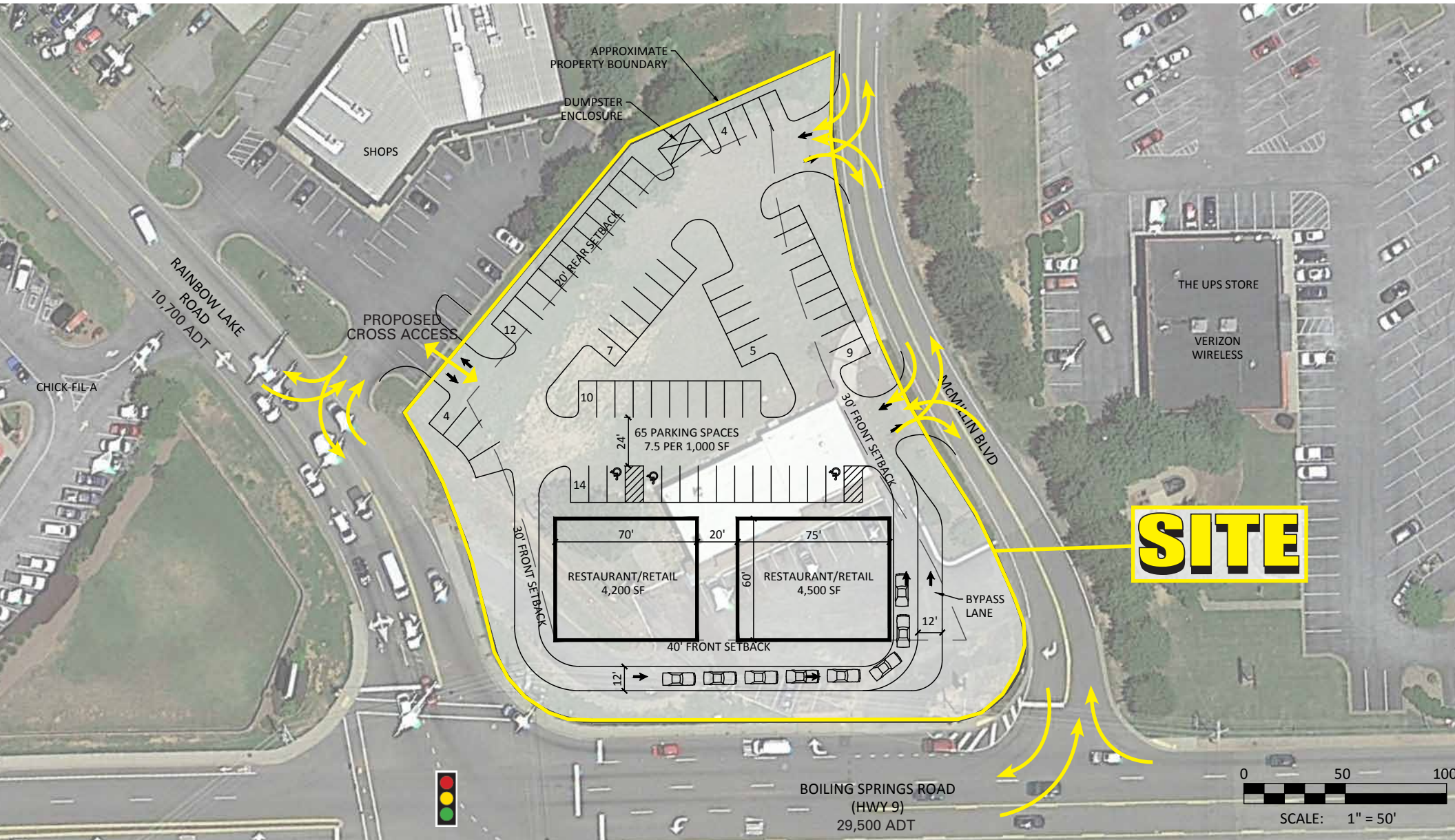
BOILING SPRINGS, SC
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BIRD'S EYE

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BOILING SPRINGS, SC
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SITE PLAN

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